

BOARD OF APPEAL REFERRALS

March 6, 1975

1. Z-3274 General Land Corporation
 200 Newbury Street, Boston

2. Z-3275 P. E. Murray Funeral Service, Inc.
 2000 Centre Street, West Roxbury

3. Z-3276 Antonio DiNezio
 6 Birch Road, West Roxbury

MEMORANDUM

March 6, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing date: 3/11/75

Petition No. Z-3274
General Land Corporation
200 Newbury Street, Boston
at Exeter Street

Parking lot - 15,568 square feet of land - general business (B-4-70) district.

Purpose: to continue use as parking lot for 60 cars, charging a fee.

Violations:

Section 6-4. In variance with former decision of Board of Appeal.

Section 8-7. A parking lot is conditional in a B-4-70 district.

In January of 1973, the Board of Appeal granted a one-year conditional use permit for the operation of this parking lot, with certain provisos which were to be complied with within 60 days. After a two-year period, the provisos have been either ignored or only partially complied with. A shed was to be redesigned, a hedge or opaque fence erected, and sign improvements made, subject to approval of the Boston Redevelopment Authority. A new sign and an open work fence on the Newbury Street frontage were installed without Authority approval. Recommended rate structures favoring short-term parking have been contravened.

Since there is no other potential use for the land at this time, we recommend a two-year extension of the parking lot use provided that the conditions set forth in the vote below are met. Recommend approval with provisos and design review.

VOTED: In reference to Petition No. Z-3274, brought by General Land Corporation, 200 Newbury Street, Boston, for a conditional use to continue use of premises as a parking lot for 60 cars, charging a fee, in a general business (B-4-70) district, the Boston Redevelopment Authority recommends the granting of a two-year extension of a nonconforming use permit, subject to the following provisos:

1. That the operation of the parking lot be terminated on February 29, 1977; and
2. That between the hours of 9 A.M. and 6 P.M. the fee structure be a flat hourly or half-hourly rate with no discount for long-term parking; and
3. That hedges or fences be erected along the unfenced portion of Exeter Street, along Public Alley No. 444 and the rear side line of property at 206 Newbury Street; and
4. That the shed be repainted an approved color; and
5. That the sign be redesigned to comply with the code; and
6. That the shed, fence and sign improvements and change in fee structure are made within 60 days and that the said physical improvements be subject to the approval of the Boston Redevelopment Authority.

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1 - to PL



STORROW

JAMES

DOCK

MEMORIAL

BACK

BEACON

MAP BOROUGH

COMMONWEALTH

COMMONWEALTH

PRINCE SCHOOL

NEWBURY

COPLEY
METHODIST
CHURCH

OLD SOUTH
CHURCH

BOYLSTON

COPLEY
SQUARE

FIRST BAPTIST
CHURCH

TRINITY
CHURCH

Z-3274
200 NEWBURY ST.
(B.P.)

Board of Appeal Referrals 3/6/75

Hearing date: 3/11/75

Petition No. Z-3275
P. E. Murray Funeral Service, Inc.
2000 Centre Street, West Roxbury
near La Grange Street

One-story frame structure - local business (L-1) district.

Purpose: to erect two additions to funeral home.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 18-1. Front yard is insufficient.	10 ft.	0

This property has been a funeral home since 1952. The petitioner would extend the main building to the rear to provide a garage for business vehicles and a "preparation room". He also proposes a covered entrance way which will extend to the front lot line. This will be an open-sided structure and should not constitute a serious encroachment on the front yard. Recommend approval with design review of the entrance portico.

VOTED: In reference to Petition No. Z-3275, brought by P. E. Murray Funeral Service, Inc., 2000 Centre Street, West Roxbury, for a conditional use and a variance to erect two additions to a funeral home in a local business (L-1) district), the Boston Redevelopment Authority recommends approval provided plans for the entrance portico are submitted to the Authority for design review. The Authority has no objection to the extension of the main building to the rear.



Z-3275

2000 CENTRE ST.

(W.R.)

Board of Appeal Referrals 3/6/75

Hearing date: 3/11/75

Petition No. Z-3276
Antonio DiNezio
6 Birch Road, West Roxbury
near Grove Street

8152 square feet of land - single family (S-.5) district.

Purpose: to erect one-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient (Birch Rd.)	25 ft.	21 ft.
Section 18-4. Front yard is insufficient (Cottage Rd.).	25 ft.	13 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	12 ft.

Though the lot in question is generous in size (8152 sq. ft.; 6000 sq. ft. required), the shape of the lot is awkward, and it is impossible to meet the yard requirements. This petition is a clear-cut case of hardship. Recommend approval.

VOTED: In reference to Petition No. Z-3276, brought by Antonio DiNezio, 6 Birch Road, West Roxbury, for three variances to erect a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. The awkward shape of the lot makes it impossible to meet the yard requirements, constituting a clear-cut case of hardship.

Z-3276
6 BIRCH ST.
(W.R.)

